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V: That the holder of Lis mortgage in any action to foreclose it, shall be entitled (without regard to the adequacy of any security for the debt) to the appointment of a receiver to collect the rents and profits of said premises and account therefor as the Court may direct.

VI: At Mortgagee's option, Mortgagor shall pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

VII: That should the title to the herein mortgaged property be acquired by any persons or corporation, other than the Mortgagors, by voluntary or involuntary grant or assignment, by descent, inheritance, operation of law or in any other manner, without the Mortgagee's written consent, then the whole of said principal sum shall become due and owing as herein provided.

VIII: That the whole of said principal sum shall become due after default in the payment of any monthly installment, as herein provided, for thirty days, or after default in the performance of any of the aforegoing covenants for thirty days.

And the said Mortgagor hereby assent to the passage of a decree for the sale of the property hereby mortgaged, (the sale to take place after a default in any of the covenants or conditions of this mortgage, as herein provided), or the said Mortgagor hereby also authorize the said Mortgagee, its successors or assigns, or John P. O'Ferrall, its duly authorized attorney or agent, after default in the terms and conditions of this mortgage, to sell the herein mortgaged property, and any such sale, whether under the above consent to a decree or under the above power of sale, shall be under the provisions of Article LXVI of the Public General Laws of Maryland, the Maryland Rules of Procedure, or under any other General or Local Law of the State of Maryland relating to mortgages, or any supplement, amendment or addition thereto. And upon the sale of said property under the powers herein granted the proceeds shall be applied as follows:

First, to the payment of all expenses incident to said sale, including a commission to the party making sale of said property, equal to the commission usually allowed Trustecs for making sale of similar property, by virtue of a decree of a Court having equity jurisdiction, and a reasonable Attorney's fee to the Attorney conducting the foreclosure proceedings, but not less than Two Hundred and 00/100-----dollars:

Second, to the extinguishment of all claims of the Mortgagee, its successors or assigns; and Third, the balance, if any, to the said Mortgagors, their heirs, executors, administrators or assigns. corporate

of the said Mortgagor and the signature of its President Witness the kand / axx seal Robert R. Levick ; witness also the hands and seals of the said Guarantors. ROUTE 340 JOINT VENTURE, INC. WITNESS:

As to Robert/R. Levick, President Alfred S. Fried and Tina S. Fried, his wife, and Robert R. Levick, individually

President

ALFRED S. FRIED

TINA S. FRIED

ROBERT R. LEVICK FRANK W. DICKERSON

State of Maryland, City of Baltimore, to wit:

MARY C. DICKERSON , 19 68 , before me, day of June

I Hereby Certify that on this the subscriber, a Notary Public, of the State of Maryland, in and for Baltimore City, personally

appeared ROBERT R. LEVICK. President of Route 340 Joint Venture, Inc., Mortgagor, and ALFRED S. FRIED and TINA S. FRIED, his wife, and ROBERT R. LEVICK, individually, Guarantors,

named in the aforegoing mortgage and acknowledged said Mortgage to be the Martgagar its act.

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At the same time also appeared

HUGH C. McCLUNG, Vice-President

\*\*\* The side of said body corporate, the Mortgagee, and made oath in due form of law that the consideration mentioned in said Mortgage is true and bona fide as therein set forth.

In Witness Whereof, I hereunto set my hand and Official Seal.

Notary Public. MUBERT K. ARNOLD,